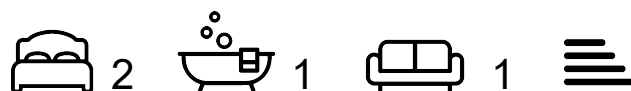




Cairnyard

Cairnyard Holiday Park, Dumfries, DG2 8JE

Offers Over £87,000



- Two-bedroom detached holiday lodge
- Open-plan lounge, dining & kitchen
- Enclosed rear garden with raised decking
- Off-road parking
- Close to Dumfries and Amenities
- Attractive edge-of-park position
- Two generous double bedrooms
- Open countryside & farmland views
- Established holiday-let business opportunity
- Site Fee's £300 annually

Cairnyard

Cairnyard Holiday Park, Dumfries, DG2 8JE

Offers Over £87,000



Hunters Dumfries are pleased to present to the market this two-bedroom detached holiday lodge, enjoying an attractive position on the outer edge of Cairnyard Holiday Park. Surrounded by the Dumfries & Galloway countryside, the property offers an excellent opportunity to acquire a peaceful holiday retreat while also providing the potential to continue its current use as established holiday accommodation.

Internally, the lodge offers well-proportioned accommodation comprising an entrance porch, bright open-plan lounge, dining and kitchen area, two generous double bedrooms and a family bathroom. Sliding patio doors from the living area open directly onto the rear garden and raised decking, making the most of the property's countryside setting.

Externally, the property benefits from off-road parking to the side and a ramped approach to the entrance. The enclosed rear garden features a raised deck, low-maintenance areas and established planting. Its position on the edge of the park is a particular highlight, providing attractive views across neighbouring farmland and the rolling countryside beyond.

The property is currently operated as holiday accommodation, with established bookings generated through online booking platforms. Further information regarding booking history and performance can be made available to interested purchasers, providing an opportunity to continue the existing business or enjoy the lodge as a countryside retreat.

Site Fees: £300 Annually

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

Tel: 01387 245898

Entrance Porch

The property is accessed via a ramped approach leading to the main entrance. The entrance porch has practical vinyl flooring, a side-facing window providing natural light and houses the electrical cupboard. A door leads directly into the main living accommodation.

Lounge

A well-proportioned and bright open-plan living space forming part of an L-shaped lounge, dining and kitchen arrangement. Sliding patio doors open directly onto the rear garden and raised decking, providing excellent natural light and an attractive outlook towards the surrounding countryside. The lounge provides access to Bedroom One and the inner hallway, with the open-plan arrangement continuing naturally into the kitchen.

Kitchen/Dining Room

The kitchen incorporates a range of wall and base storage units with complementary work surfaces and tiled splashbacks. There is space for a freestanding cooker and washing machine, together with a fridge/freezer. Rear-facing windows provide plenty of natural light, while practical vinyl flooring completes the room.

Bedroom One

A generously proportioned double bedroom with a side-facing window providing natural light. Finished in neutral tones with an electric panel heater.

Bedroom Two

A further good-sized double bedroom, again finished in neutral tones, with a side-facing window providing natural light and an electric panel heater.

Inner Hallway

Providing access to the remaining accommodation and incorporating a useful storage cupboard housing the hot-water tank, with additional space for general household storage.

Bathroom

Fitted with a three-piece suite comprising a bath with electric shower over, pedestal wash hand

basin and low-level WC. The bath and shower area is fully tiled, with practical vinyl flooring, a chrome heated towel rail and ventilation.

Driveway

Off-road parking is provided immediately to the side of the lodge. A ramped approach provides convenient access to the main entrance.

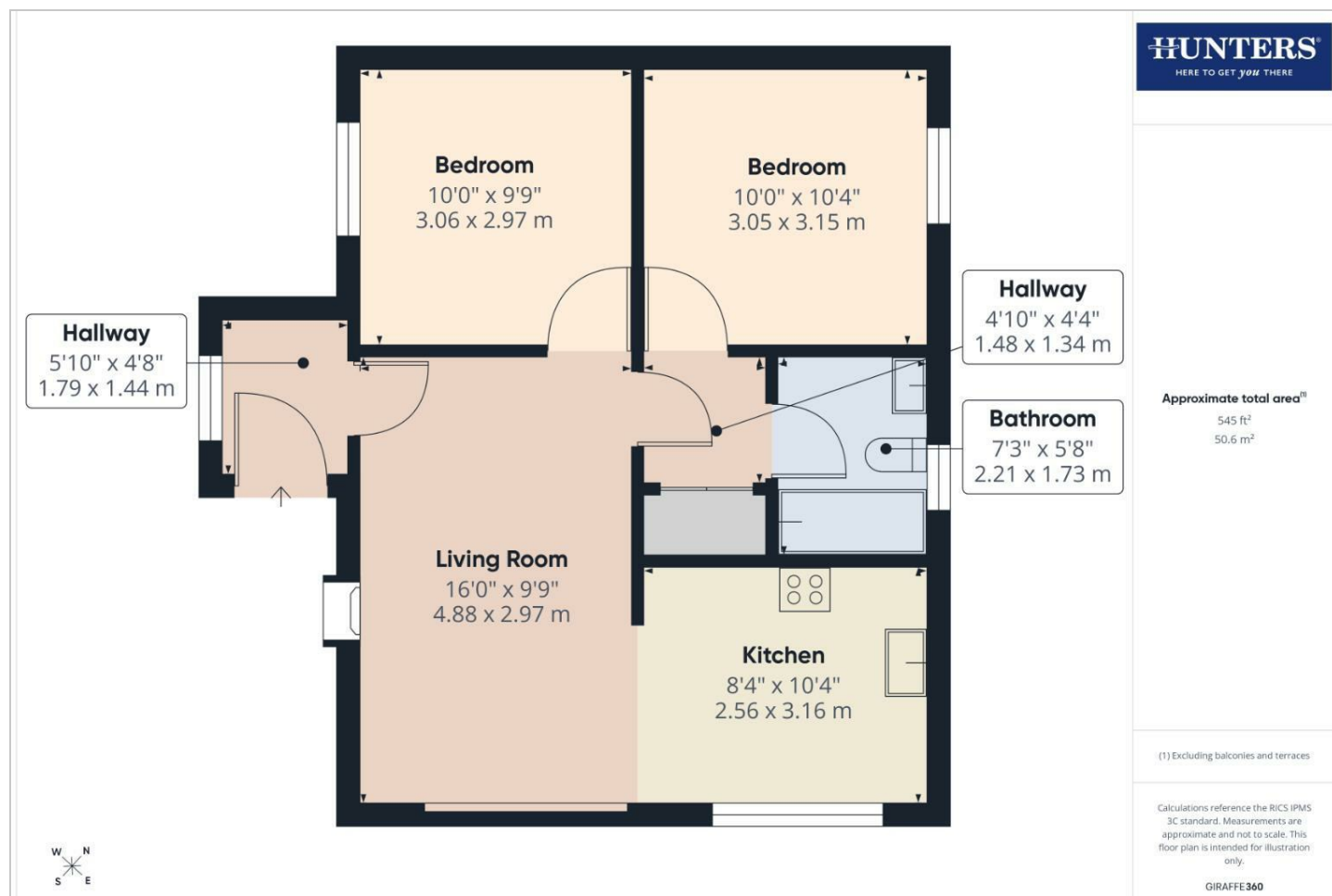
Garden Front

Mainly Lawned area with path to front door

Garden Rear

The lodge benefits from its own enclosed rear garden, particularly well positioned on the outer edge of the development and enjoying open views across the neighbouring farmland and rolling Dumfries & Galloway countryside. The garden incorporates a raised timber deck, providing an excellent outdoor seating area, together with loose-stone sections, established shrubs and planting, a retaining wall and fenced boundaries. A useful bin storage area is positioned to the side.

Floorplan







Energy Efficiency Graph

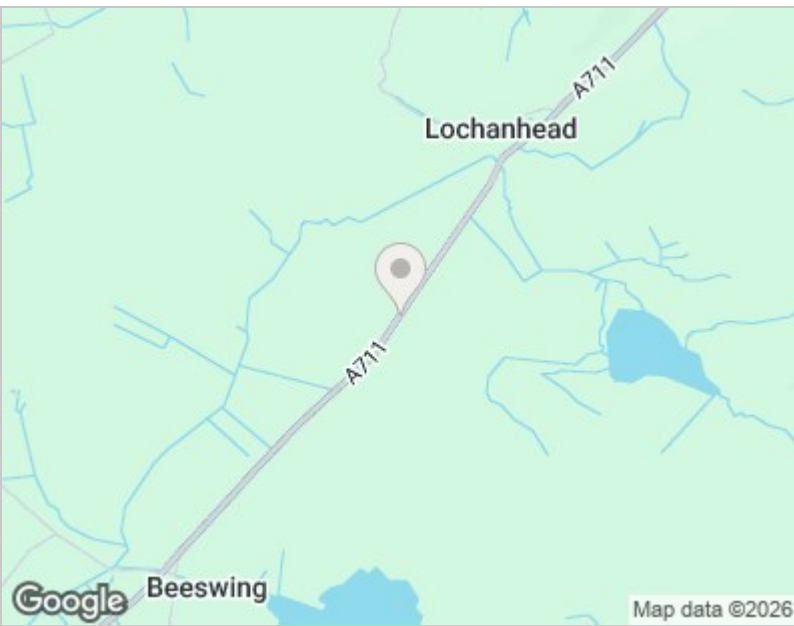
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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